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| Reference: 23/00311/FUL | Site: Land Adjacent Recreation Ground And Unit 54 Globe Industrial Estate Towers Road Grays Essex |
| Ward: Little Thurrock Rectory | Proposal: Erection of 10 B2/B8 commercial units, with mezzanine space with associated parking area, bicycle storage, refuge storage, and landscaping. |

| Plan Number(s): | | |
|------------------------|---|-----------------|
| Reference | Name | Received |
| 775-P01 | Existing and Proposed Location and Site Plan | 16th March 2023 |
| 775-P02 Rev A | Proposed Ground Floor Plan and Section | 16th March 2023 |
| 775-P03 Rev A | Proposed 1 st Floor Plan and Roof Plan | 16th March 2023 |
| 775-P03 Rev C | Proposed Elevations | 16th March 2023 |
| 775-P04 | Proposed Elevations | 16th March 2023 |
| 775-P05 | Landscape, Bin and Cycle Store Plan | 16th March 2023 |

| | |
|--|---|
| The application is also accompanied by: <ul style="list-style-type: none"> - Design and Access Statement: Project No: 775 - Flood Risk Summary Statement ST-3307/2302 - Health Impact Assessment: NP12944 - Noise Assessment: S22-816/NA December 2022 - Preliminary Ecological Appraisal Report: S22-816/PEA December 2022 - Transport Statement: S22-816/TS December 2022 (Revision 2) - Transport Statement: S22-816/TS July 2023 (Revision 3) - Transport Statement: S22-816/TS November 2023 (Revision 4) | |
| Applicant: Mr P Barton-Wright | Validated: 10 May 2023 Date of expiry: 9 August 2023 |
| Recommendation: Approve subject to conditions | |

This application is scheduled for determination by the Council’s Planning Committee as a consequence of it being called in by Cllrs Coxshall, Gledhill, Johnson, Maney and Redsell (in accordance with the Constitution Chapter 5, Part 3 (b), 2.1 (d) (ii)) to consider the impact of working hours and amenity impacts on nearby residents.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the construction of 10 B2/B8 commercial units, with mezzanine space and associated parking area, bicycle storage, refuge storage, and landscaping.
- 1.2 The proposed commercial units would be accommodated in a building measuring 19m in depth, 80m in length and 8.1m in height, with a shallow pitched roof. The building is proposed to be sited along the eastern and southern boundaries of the site, forming a rough 'L' shaped building. The existing access to the site would be utilised, with 36 additional parking spaces located in the northwest section of the site, to the front of the proposed building along with the bin storage, cycle parking and loading bays.
- 1.3 The Applicant has indicated it is intended that the ground floor of the proposed building would be used for B2/B8 purposes, whilst the mezzanine floor would provide space for an ancillary office use for each unit. The units would be served by roller shutter doors, pedestrian doors, rooflights and windows on the front and rear elevations. Ancillary w/c and kitchen facilities would be provided for each unit and each unit would be accessed independently of each other.
- 1.4 Each commercial unit would provide the following floor space:

| Unit number | Ground floor space B2/B8 - meters squared | Mezzanine floor space ancillary office space - meters squared |
|-------------|--|--|
| 1 | 155 | 54 |
| 2 | 155 | 54 |
| 3 | 155 | 54 |
| 4 | 160 | 66 |
| 5 | 261 | 52 |
| 6 | 134 | 49 |
| 7 | 161 | 61 |
| 8 | 161 | 61 |
| 9 | 161 | 61 |
| 10 | 119 | 43 |

2.0 SITE DESCRIPTION

- 2.1 The application site is located within the Globeworks/Towers Road area which is allocated as a Secondary Commercial and Industrial Area in the Council’s adopted Core Strategy. The site is on part of the north-eastern boundary of the commercial area.
- 2.2 To the immediate north and west of the site area the adjoining land is part of the industrial estate. To the south is a recreation ground situated on raised land and accessible by residents on the Gunning Road estate. To the east, is a steep bank with residential properties beyond.
- 2.3 The Application site formerly accommodated a building, approved under the terms of 15/01384/FUL, with a lawful use as a warehouse and office building. That building was demolished following fire damage and the site currently remains vacant.

3.0 RELEVANT HISTORY

| Application Reference | Description of Proposal | Decision |
|--|---|-----------|
| 15/01384/FUL | Erection of storage warehouse with offices. | Approved. |
| Site to north of application site | | |
| 16/00370/FUL | Proposed storage warehouse and office | Approved. |

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council’s website via public access at the following link: www.thurrock.gov.uk/planning.

4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters and a public site notice which has been displayed nearby. One letter has been received objecting to the proposal on the following grounds:

- Noise, smoke and smell issues from existing development at the industrial estate. The resident has complained extensively, had sound equipment fitted, video calls with said company, drones flown over our house from the Globe Works (those responsible unknown), industrial fires from a garage leading to evacuation from our homes, debris in our gardens and on the public access path only to be told we just have to live with it.
- Ecology concerns
- Amenity concerns

4.3 HIGHWAYS:

Further Information Required – It is considered that this information could be secured via conditions, as discussed below.

4.4 LANDSCAPE AND ECOLOGY:

No objection subject to the imposition of a planning condition to ensure delivery of the submitted landscaping scheme.

4.5 PUBLIC HEALTH

- Need to ensure cycle storage is secure
- Support the development of travel plans to encourage health and wellbeing
- Health Impact Assessment (HIA) needs clear lines of governance and accountability for monitoring of recommendations to ensure they are embedded.

Concerns were raised by the Public Health Officer in respect to the lack of public consultation. However, the application has been publicised in line with the relevant legislation.

4.6 DESIGNING OUT CRIME

General advice given to the Applicant in respect to surveillance, CCTV, security, lighting, cycle storage, management and maintenance of security provisions.

4.7 ENVIRONMENTAL HEALTH

Recommend the imposition of conditions to cover:

- Construction Environment Management Plan (CEMP) - including restricting hours of construction
- Noise Assessment

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published in December 2023. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ...

² The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

- 2. Achieving sustainable development
- 4. Decision-making
- 6. Building a strong, competitive economy
- 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (PPG)

5.2 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design: process and tools
- Noise
- Use of Planning Conditions

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

- 5.3 The Council adopted the 'Core Strategy and Policies for the Management of Development Plan Document' (as amended) in January 2015. The following Core Strategy policies apply to the proposals:

OVERARCHING SUSTAINABLE DEVELOPMENT POLICY:

- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock

SPATIAL POLICIES:

- CSSP2: Sustainable Employment Growth

THEMATIC POLICIES:

- CSTP6: Strategic Employment Provision
- CSTP19: Biodiversity
- CSTP22: Thurrock Design

POLICIES FOR THE MANAGEMENT OF DEVELOPMENT

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD7: Biodiversity, Geological Conservation and Development
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy

Thurrock Local Plan

- 5.4 In February 2014, the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an 'Issues and Options (Stage 1)' document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report

of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

Thurrock Design Strategy

- 5.5 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a Supplementary Planning Document (SPD), which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

- 6.1 The assessment below covers the following areas:

- I. Principle of the development
- II. Design and layout
- III. Traffic impact, access and car parking
- IV. Impact on neighbour amenity
- V. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The application site is located within a Secondary Industrial and Commercial Area as shown on the Core Strategy Adopted Interim Proposals Map. The application proposes a single commercial building split into a number of Class B2/B8 units (with associated ancillary uses) which are considered to be acceptable in relation to the land use designation set out by the Core Strategy.
- 6.3 The Applicant has indicated that it is expected that 30 full time jobs and 10 part time jobs would be created by the development thereby complying with the Council's objectives to promote job growth in this part of the Borough. Accordingly, the proposal is acceptable in principle and in accordance with Policies CSSP2 and CSTP6 of the Core Strategy.
- 6.4 Further, it is noted that the Council found a similar development acceptable in 2016, reference 15/01384/FUL, for B2/B8 and office space use. This previous application granted permission for a building, albeit slightly smaller in terms of external dimensions but provided a similar Gross Internal Floor Space of 2175 square metres in comparison to the 2177 square metres of floor space proposed under the terms of this application. Given that there have been no significant policy changes or new material considerations that would alter the stance previously taken by the Council, it is not considered that a reason for refusal on this basis would be sustainable at

appeal. Accordingly, it is considered that the proposal is acceptable in principle subject to it also complying with other relevant criteria in the Core Strategy.

II. DESIGN AND LAYOUT

- 6.5 The planning system promotes high quality development through good inclusive design and layout. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high-quality built environment for all types of development.
- 6.6 The application site is located within a designated industrial area. The proposed commercial building would be read in the context of the established industrial estate, and as such the form and appearance of the building is considered to be typical of this type of commercial development and as such acceptable in the proposed location.
- 6.7 The scale of the building at 19m in depth, 80m in length and 8.1m in height to the ridge, is significant, particularly in terms of width and depth. However, the site is capable of accommodating a building of the proposed scale, without resulting in overdevelopment of the site. Furthermore, the scale of the building would be in keeping with the scale of the units on the wider site.
- 6.8 As set out above the Council found a building of a similar size and for a similar use acceptable under the terms of planning application ref.15/01384/FUL. The previous building which occupied the site was also of a significant size, measuring 41.8m in width by 26.4m in depth with a ridge height of 9m. The proposed building would provide a similar gross internal floor area however, the proposal has a footprint that is approximately 400sqm larger than the previous building that occupied the site, given the overall scale of the proposed building, the additional 400sqm would result in a minimal visual impact compared to the previous building, which was found to be acceptable. In addition, the lowered ridge height and altered site layout, in comparison to that previously approved, are considered to reduce the overall bulk of the building.
- 6.9 Given the above, the proposal is considered to comply with the requirements of policies PMD2 and CSTP22.

III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.10 Policy PMD2 requires that all developments should fully consider the impact on the area and contribute positively to the character of the area.

- 6.11 Policy PMD8 of the Core Strategy states that all development will be required to comply with the Council's adopted car parking standards and that development will not be permitted where it impacts adversely on capacity and safety.
- 6.12 Policy PMD9 to the adopted Core Strategy also sets out the criteria for development of new vehicular accesses or increased accesses onto the road network.
- 6.13 As set out above the application site was previously in use as a 'Class B2/B8, primarily for storage and office use', the proposed development would utilise the existing vehicular access to the site. Further, there remains 10 existing car parking spaces and 7 HGV parking spaces, within the application site, as outlined in red.
- 6.14 The application has been supported by a Transport Statement (which has been revised during the course of the application) and a proposed access and parking layout plan. The Highway Authority has assessed the information and provided a number of comments that are discussed below.
- 6.15 In respect to the access to the site and the traffic generated by the proposed development, the Highway Authority have reviewed the information provided. Taking the latter into account, along with the existing access point and historic use of the site, no objection in this respect is raised. However, given a lack of assessment in respect to the HGV access, turning, loading and unloading, a condition has been recommended to ensure the information is provided prior to the first use of the development.
- 6.16 The proposed car parking layout shows the retention of the existing 10 car parking spaces and 7 HGV spaces and the provision of a further 36 spaces. The proposed unit would be used for B2 and B8 uses. The Council's adopted parking standards set out that a B2 use requires 1 space for every 50sqm of floor area and a B8 use requires 1 space per 150sqm of floor area. The maximum required spaces, if the entirety of the building was operating in a B2 use, would amount to 44 vehicular parking spaces. The proposal provides 46 car parking spaces. Thus, no concerns in respect to parking provision are raised.
- 6.17 Whilst the Highway Authority have suggested that the existing 10 car parking spaces are being utilised by other businesses on the wider industrial site, the submitted location plan and signed ownerships certificate demonstrate that the car parking spaces are located within the Applicants ownership and control and therefore would count towards the parking provision for the proposed unit. In any case given the dual use and the vastly lower required parking provision for a B8 use, the LPA would be satisfied with the proposed parking spaces.
- 6.18 In order to ensure the development is fully policy compliant the Highway Authority have advised that in addition to an HGV access condition, conditions should be imposed in respect to a car parking management strategy (taking into account the

dual use of the site), a finalised car parking layout including EV parking, a CEMP condition to include delivery times and a refuse strategy.

- 6.19 Overall, given the information provided, the designation of the land and historical use of the site, the LPA are satisfied that the development could operate without resulting in demonstrable harm to highway safety or the wider highway network, in compliance with Policies PMD2, PMD8 and PMD10, subject to the imposition and compliance with the conditions recommended above.

IV. IMPACT ON NEIGHBOUR AMENITY

- 6.20 Policy PMD1 states that development will not be permitted where it would cause or is likely to cause unacceptable effects on the amenities of the area or the amenity, health, or safety of future occupiers of the site.
- 6.21 Policy PMD2 requires that all developments should contribute positively to the character of the area including local views, the townscape and a positive sense of place, developments should contribute positively to the appearance and character of the area.
- 6.22 The application site is located within a designated industrial site. To the immediate north and west of the site area the adjoining land is part of the industrial estate. To the south is a recreation ground at a higher ground level accessible by residents on the Gunning Road estate and to the east is a steep bank with residential properties beyond. The closest residential property to the proposed building is around 22m to the southeast, located on Overcliff Road.
- 6.23 Given that the residential development is separated from the industrial estate by a green buffer zone and steep bank, it is not considered that the proposed built form would result in a detrimental level of overlooking, a loss of light or an overbearing impact on the occupiers of the neighbouring properties.
- 6.24 In terms of any potential noise pollution, the application has been supported by a Noise Assessment. The Council's Environmental Protection Team have reviewed the information and have set out a number of matters that need clarifying in order to ensure that any potential noise generated from the use can be appropriately managed/mitigated within the site. Thus, it has been recommended for a revised Noise Assessment to be required by condition. It is considered that the use could operate at the site without demonstrably impacting the neighbouring occupiers in terms of noise, subject to the submission of a Noise Assessment carried out fully in line with BS 4142.
- 6.25 A number of concerns have been raised by local residents regarding the proposed use and operation of the site. Concerns regarding the current and historical running of the application site and wider industrial site have been received and the frustrations of the residents are acknowledged. This planning application must be determined on its own merits, the operations of other units on the wider site, outside the control of the Applicant and matters that fall outside of the planning system

including the illegal activity / health and safety issues, could not form a reason for refusal under the terms of this planning application.

- 6.26 Further, it should be noted that the Council's Environmental Protection Officer has not raised an objection to this application but has advised that a Construction & Environment Management Plan (CEMP) condition, including operational hours should be imposed to protect the amenity of the adjacent occupiers during the construction process and this forms part of the below recommendation.
- 6.27 The proposed use, subject to conditions, is considered to be acceptable in the proposed location. Further, it should be noted that the proposed use is an accepted use on the site, in terms of its designation and was previously found to be acceptable for a B2/B8 use by the Council in 2016. Therefore, the development is considered to be in line with policies PMD1 and PMD2 of the Core Strategy.

V. OTHER MATTERS

Ecology and Landscaping

- 6.28 This application has been supported by a Preliminary Ecological Appraisal Report. The Council's Ecology and Landscaping consultant has reviewed the information and raised no objection to the proposal.
- 6.29 The Ecology Report recognises that the site is close to the Hangmans Wood SSSI designated for its regionally important bat roosts and thus recommends that external lighting be designed to minimise light spill over the retained vegetation and that bat and bird boxes be installed on the new building. The siting of the building will ensure that there is no light spill over the retained vegetation and the elevation plan provides details of the positions of the new bat and bird boxes. A condition to ensure that the development is carried out in accordance with the recommended enhancements contained within the submitted report has been recommended to be imposed, should the application be approved.
- 6.30 There was no landscaping associated with the previous use. However, a landscaping plan has been submitted with the proposal and provides for a total of 6 new trees and a mix of low-growing ground cover species that are appropriate for the small spaces that are available within the car park area.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The principle of the development for commercial use on the site, which is within a designated industrial area, is considered to be acceptable. Further, the scale and design of the building is considered to have an acceptable visual impact and subject to conditions, would not result in a demonstrable impact on the existing highway network or the amenity of the neighbouring occupiers.

8.0 RECOMMENDATION

Approve subject to the following conditions:

Time Limit

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

REASON: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

| Plan Number(s): | | |
|-----------------|---|-----------------|
| Reference | Name | Received |
| 775-P01 | Existing and Proposed Location & Site Plan | 16th March 2023 |
| 775-P02 Rev A | Proposed Ground Floor Plan and Section | 16th March 2023 |
| 775-P03 Rev A | Proposed 1 st Floor Plan and Roof Plan | 16th March 2023 |
| 775-P03 Rev C | Proposed Elevations | 16th March 2023 |
| 775-P04 | Proposed Elevations | 16th March 2023 |
| 775-P05 | Landscape, Bin and Cycle Store Plan | 16th March 2023 |

REASON: For the avoidance of doubt and in the interest of proper planning.

Materials – Samples for submission

- 3 Prior to their use, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

Highways – Loading & turning area details

- 4 Prior to the first use of the development hereby approved details of loading, unloading, turning space and parking accommodation, shall be submitted to and approved in writing by the Local Planning Authority, the details submitted shall be in accordance with the adopted parking standards. The approved scheme shall be implemented before the development hereby approved is brought into use and shall be retained in perpetuity.

REASON: In the interests of highway safety and efficiency and to ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards and in the interests of highway safety.

Highways – Car park operational plan

- 5 Prior to the first operational use of the development hereby permitted, a scheme detailing for the control of access to the car parking spaces shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be designed to provide controlled access by occupiers of the units, which those parking areas serve, and visitors to those units. The agreed scheme shall be installed in accordance with the agreed details prior to the first operational use of the units and shall thereafter be permanently retained and maintained in the agreed form.

REASON: In the interests of highway safety and efficiency and to ensure that satisfactory off-street car parking provision is made in accordance with the Local Planning Authority's standards and in the interests of highway safety.

Waste and Recycling stores

- 6 Prior to the first operational use of the development, plans detailing the number, size, location, design and materials of bin and recycling stores to serve the development together with details of the means of access to bin and recycling stores shall be submitted to and agreed in writing with the local planning authority. The approved bin and recycling stores shall be provided prior to the first operational use of the development hereby approved and permanently retained in the form agreed.

REASON: In the interests of residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Construction and Environment Management Plan (CEMP)

- 7 Prior to the commencement of demolition, remediation or development, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not limited to, details of:
- (a) Duration of works on site
 - (b) Hours of deliveries to site
 - (c) Wheel washing and sheeting of vehicles transporting aggregates on to or off of the site
 - (d) Details of construction access
 - (e) Details of temporary hard standing
 - (f) Details of temporary hoarding

- (g) Water management including waste water and surface water drainage
- (h) Road condition surveys before commencement of construction of the buildings and after construction is completed; with assurances that any degradation of existing surfaces will be remediated as part of the development proposals. Extents of road condition surveys to be agreed as part of this CEMP
- (i) Details of method to control wind-blown dust.
- (j) Noise mitigation measures having regard to BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.

All works and development shall be carried out in accordance with the approved CEMP and the measures contained therein.

REASON: To ensure construction phase does not materially affect the freeflow and safe movement of traffic on the highway; in the interest of highway efficiency, safety and amenity.

Construction Hours

- 8 The construction activities associated with construction of the development hereby approved on site shall be limited to; 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturdays with none on Sundays and Public Holidays.

REASON: To ensure construction phase does not demonstrably impact the amenity of neighbouring occupiers of the site.

Noise Assessment – Submission of detail

- 9 Notwithstanding the submitted Noise Assessment, prior to any works above ground level, a new Noise Assessment conducted fully in line with BS 4142 and any recommendations for mitigation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details and retained as such thereafter.

REASON: To ensure that the development does not detrimentally impact the amenity of the adjoining occupiers.

Landscaping – in accordance with submitted plan

- 10 Within the first available planting season (October to March inclusive) following the occupation of the development the landscaping works as shown on 775-P05 and specifications attached to and forming part of this permission shall be fully implemented. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON: In accordance with Section 197 of the Town and Country Planning Act 1990, and in the interests of visual amenity.

Use of building

- 11 The building hereby permitted shall be used for Class B2/B8 uses and for no other purpose in accordance with the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In the interests of amenity and to ensure that the development remains integrated with its immediate surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD [2015]

Ancillary Office Space

- 12 The proposed mezzanine space shall be used only for purposes in conjunction with and ancillary to the primary use of the site as B2/B8 and shall not be used separately.

Reason: In the interests of amenity and to ensure that the development remains integrated with its surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Restriction on Outside Storage

- 13 No goods, materials, plant, machinery, skips, containers, packaging or other similar items shall be stored or kept outside of the building (including to the rear).

Reason: In the interests of amenity and to ensure that the development remains integrated with its surroundings as required by policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

No External Industrial Processes

- 14 No manufacturing, fabrication or other industrial processes shall take place outside the building[s] on the site (including to the rear)

Reason: In the interests of amenity and to ensure that the proposed development is integrated within its surroundings as required by policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

No Lighting – unless otherwise agreed

- 15 No means of external illumination of the site shall be installed unless otherwise agreed in writing by the local planning authority. The external illumination shall be maintained and retained in accordance with the approved details thereafter.

Reason: In the interests of amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Hours of Use

- 16 The uses hereby permitted shall only be undertaken between 07:30 hours and 19:00 hours on weekdays and between 08:00 hours and 13:30 hours on Saturdays and not at any time on Sundays and Public Holidays.

Reason: In the interests of amenity and to ensure that the development remains integrated with its surroundings as required by policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

No Retail / Wholesale Sales

- 17 There shall be no retail or wholesale sales from the site.

Reason: In the interests of amenity and to safeguard employment land in accordance with policies CSTP6 and PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Windows

- 18 The windows at first floor and roof level in the southern and eastern elevations shall be non openable.

Reason: In the interests of amenity in accordance with policies CSTP6 and PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Rear doors

- 19 The rear personnel doors shall be used in the case of an emergency only. All access shall otherwise be taken from the shutters or personnel doors on the northern and western elevations of the building only.

Reason: In the interests of amenity in accordance with policies CSTP6 and PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Informative(s):**Positive and Proactive Statement**

- 1 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the National Planning Policy Framework.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

